146.0	0003	0018.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	636,200 /	636,200
USE VALUE:	636,200 /	636,200
ASSESSED:	636,200 /	636,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARVEY KAYLA
Owner 2:	KAMINSKI EREZ
Owner 3:	
Street 1:	10 ARLMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMITH LANGSTON F -
Owner 2:	ROSSI JACQUELINE M -
Street 1:	10 ARLMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Aluminum Exterior and 1353 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5175.000	176,000		460,200	636,200
Total Card	0.119	176,000		460,200	636,200
Total Parcel	0.119	176,000		460,200	636,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.21 | /Parcel: 470.21

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96041
GIS Ref	
GIS Ref	
Insp Date	03/10/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146.0-0003-0018.A

!11434!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	176,000	0	5,175.	460,200	636,200		Year end	12/23/2021
2021	101	FV	170,400	0	5,175.	460,200	630,600		Year End Roll	12/10/2020
2020	101	FV	170,400	0	5,175.	460,200	630,600	630,600	Year End Roll	12/18/2019
2019	101	FV	157,900	0	5,175.	431,400	589,300	589,300	Year End Roll	1/3/2019
2018	101	FV	157,900	0	5,175.	356,700	514,600	514,600	Year End Roll	12/20/2017
2017	101	FV	157,900	0	5,175.	327,900	485,800	485,800	Year End Roll	1/3/2017
2016	101	FV	157,900	0	5,175.	299,100	457,000	457,000	Year End	1/4/2016
2015	101	FV	148,300	0	5,175.	293,400	441,700	441,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:30:45

LAST REV

Date	Time
07/08/21	17:41:26

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11434

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH LANGSTON	78040-65	1	6/17/2021		731,000	No	No		
MONAHAN WILLIAM	38136-4		2/28/2003		345,000	No	No		
COTE MARY	31285-494		4/6/2000		220,000	No	No		
	25206-452		3/2/1995			No	No		F

USER DEFINED

Prior Id # 1:	96041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2018	984	Addition	32,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2009	Inspected	372	PATRIOT
7/11/2003	MLS	MM	Mary M
4/25/2000	Inspected	263	PATRIOT
11/22/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5175		Sq. Ft.	Site		0	80.	1.11	9									460,198						460,200	

Total AC/HA:	0.11880	Total SF/SM:	5175	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	460,198	Spl Credit		Total:	460,200

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	145.530
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	283398
Depreciation:	107408
Depreciated Total:	175990

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 5	BRs: 2	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.53
Special Features:	0	Val/Su Net:	92.10
Final Total:	176000	Val/Su SzAd	152.38

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	660	47.850	31,581
FFL	First Floor	660	145.530	96,050
TQS	3/4 Story	495	145.530	72,037
EFP	Enclos Porch	96	54.470	5,229

Net Sketched Area:	1,911			Total:	204,897
Size Ad	1155	Gross Area	2076	FinArea	1353

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 146.0-0003-0018.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:

IMAGE

AssessPro Patriot Properties, Inc